

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135685/FH/2022

Date registered valid: 7 December 2022

Proposal: Erection of front porch and single storey rear extension, conversion of garage to additional living accommodation with associated elevational alterations

Address: 34 Chervil Close, Manchester, M14 7DP

Ward(s): Fallowfield Ward

Applicant: Mr Dheivanathan Kasinathan, 34 Chervil Close, Manchester, M14 7DP

Agent (if any): Mr Justin Keleghan, Plans To Build It Ltd, 21 Campbell Road, Manchester, M27 5QG

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 January 2023

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 13 January 2023

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 20 December 2022 Expired: 10 January 2023

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a two-storey end-terrace dwellinghouse of redbrick with grey concrete interlocking roof tiles. The property features white uPVC windows (including a single storey bay to the front), a decorative porch canopy, an internal garage, an external driveway, spacious rear garden, and a gable roof with decorative timber details.



Figure 1. Photograph of No.34 Chervil Close.

Description of area

Chervil Close is a residential street situated within the Fallowfield ward of Manchester, close to Wilbraham Road (A6010), Fallowfield allotments and Platt Fields Park. The area predominantly consists of terraced and semi-detached residential properties with relatively spacious rear gardens.

Description of development

The applicant is seeking permission for the erection of a front porch together with a single storey rear extension and garage conversion with associated elevational alterations in order to provide additional living accommodation.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC1 – Residential Extensions

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 - Waste

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of building a front porch, single-storey rear extension and internal garage conversion in order to provide additional space for a family dwellinghouse is acceptable, however consideration must be given to the proposal's siting, scale and massing, appearance, impact upon existing levels of residential and visual amenity as well as waste management and parking.

Siting, scale, and massing – The front porch would create a new entrance at the property, with the existing canopy being removed. It would project 1.854m from the current principal elevation, with a width of 1.31m and a mono-pitch roof height of 3.25m. The proposal would maintain considerable gaps to the boundaries shared with No.30 and No.32. and would be single storey with a north/north-easterly orientation and, therefore, should not result in any significant overshadowing or be overbearing for neighbouring residents. Overall, it is considered that the dimensions detailed above would not result in an ‘excessively large or bulky’ addition to the property. It is therefore considered acceptable as it accords with policy DC1 of the UDP.

The single-storey extension would be site at the rear of the property, facing east/southeast. It would project 1.145m from the current rear wall, with a width of 4.140m and a mono-pitch roof height of 3.26m. It would be sited along the boundary shared with No.32, acting as an infill between the property's original two-storey outrigger and the plot boundary. The 1.145m rearward projection does not exceed the limit stipulated within policy DC1 of the UDP (of 3.65m) and is therefore considered acceptable.



Figure 2. Photograph of the rear elevation of No.34 Chervil Close.

Appearance and visual amenity – The front porch would be built of brickwork and concrete roof tiles to match the existing. The porch itself would have a rectangular footprint and would feature one door on its principal elevation and white uPVC windows on its side elevation.

The rear extension would be built of brickwork and concrete roof tiles to match the existing. The side elevation would form a blank wall, whilst the rear elevation would feature two white uPVC windows.

The proposals are relatively standard in terms of their scale and design for residential extensions in this locality and, though the porch would be sited at the front of the property, the materials used would be in-keeping with those already present and, thus, would not feature prominently within the street scene. Hence, the overall character of the house and area should not be significantly harmed by these works.

The design and appearance of the proposed developments therefore accord with Core Strategy policies DM1 and EN1 as their impact upon visual amenity is considered to be minor.

Residential amenity – Given the maximum roof height of 3.25m in addition to the north/north-easterly orientation and location away from shared boundaries, the front porch extension should not cause undue loss of sunlight, daylight, or privacy for neighbouring residents.

Similarly, given the maximum height of 3.26m and the east/south-easterly orientation of the rear extension, the proposal should not cause undue loss of sunlight or daylight for neighbouring residents. Moreover, the blank side elevations of the extension should ensure that the privacy of neighbouring residents should not be compromised.

The proposed developments are therefore acceptable in regard to their minimal effect upon residential amenity as they accord with Core Strategy policies EN1 and DM1 of the Core Strategy.

Internal garage conversion – This portion of the proposal requires planning permission due to permitted development rights (regarding garage conversions) being removed from this estate.

The application indicates that the internal garage space would be converted into a study/playroom with an ensuite bathroom. This conversion would involve the removal of the existing garage door situated on the principal elevation of the property. This would be replaced with brickwork to match the existing and one white uPVC window. Access to this portion of the property would be gained through a door located within the proposed front porch extension.

Whilst the overall design, scale and appearance of the garage conversion are deemed acceptable, some concerns were raised regarding the potential loss of a car parking space for this property. The driveway to the front of the property would, however, be retained and, though this space would be slightly smaller than the standard dimensions of a car parking space as specified by Highways (of 4.8m by 2.4m), this would only be by a very small margin.

The proposal is therefore believed to be acceptable in regard to its impact upon parking as adequate space is retained at the front driveway of the property.

Waste management – The current bin storage arrangements would be unaffected by this proposal.

Conclusion – Given the above issues, it is considered that the proposed developments are acceptable in terms of their principle, siting, scale and massing, appearance and visual amenity, residential amenity, waste management and parking as they broadly comply with policy DC1 of the UDP, policies DM1, SP1, EN1 and EN19 of the Core Strategy and chapter 12 of the NPPF.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land, and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The materials to be used on the external surfaces of the extension hereby submitted shall match those of the existing dwellinghouse in type, size, colour, and texture.

Reason- To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2, and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the drawings numbered '02', '03' and '04', stamped as received by the City Council as Local Planning Authority on the 7th December 2022.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

11 Waller Avenue, Manchester, M14 6EB
32 Chervil Close, Manchester, M14 7DP
36 Chervil Close, Manchester, M14 7DP
30 Chervil Close, Manchester, M14 7DP
17 Chervil Close, Manchester, M14 7DP
28 Chervil Close, Manchester, M14 7DP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA